

IN THE UNITED STATES DISTRICT COURT
FOR THE WESTERN DISTRICT OF WASHINGTON
AT SEATTLE

WENDY LEE,

Plaintiff,

v.

METLIFE HOME LOANS, a Division
of MetLife Bank N.A., FIRST
AMERICAN TITLE; MERS, INC.; JP
MORGAN CHASE BANK, N.A.,

Defendants.

CASE NO. 2:24-cv-01081

**AGREED ORDER OF NON-
PARTICIPATION AS TO
DEFENDANT FIRST AMERICAN
TITLE INSURANCE COMPANY**

[Clerk's Action Required]

This matter having come on before the undersigned Judge of the above-entitled Court upon the stipulation of the parties hereto, and the Court being fully advised in the premises, it is now, therefore,

ORDERED, ADJUDGED and DECREED that:

- 1) Plaintiff holds an interest in a parcel of vacant land legally described as follows
("Property"):

LOT "C" OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO
L10L0058, RECORDED UNDER RECORDING NO. 20110520900007,
RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION
OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER

AGREED ORDER OF NON-PARTICIPATION AS
TO DEFENDANT FIRST AMERICAN TITLE
INSURANCE COMPANY -1

CASE NO. 2:24-cv-01081
4880-8520-2899, v. 3.1

LAGERLOF LLP
701 FIFTH AVE., SUITE 4200
SEATTLE, WA 98104
PHONE: 206-492-2300

1 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 7 EAST, W.M., AND
2 A PORTION OF TRACT 42 OF THE UNRECORDED PLAT OF
3 SUNSET HIGHWAY RIVER FRONT TRACTS IN THE SOUTHEAST
4 QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22,
5 TOWNSHIP 24 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY,
6 WASHINGTON.

7 TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS
8 GRANTED UNDER RECORDING NOS. 20090526000437 AND
9 20090526000439 AND EASEMENT FOR INGRESS AND EGRESS
10 DELINEATED ON KING COUNTY BOUNDARY LINE ADJUSTMENT
11 NO. L10L0058, RECORDED UNDER RECORDING NO.
12 20110520900007, RECORDS OF KING COUNTY, WASHINGTON.

13 Tax Parcel No.: 272407-9005-00

- 14 2) Defendant First American is named as the trustee of the deed of trust recorded on
15 October 27, 2010, in the Official Records of the King County Recorder under
16 Recording No. 20101027000665 (the "DOT").
- 17 3) Plaintiff brought this declaratory relief action against First American, seeking in
18 part, an order partially reconveying the portion of the Property currently
19 encumbered by the DOT.
- 20 4) First American agreed to take any action required of it as ordered by this Court to
21 execute and record documentation to partially reconvey the DOT in order to clear
22 title to the Property.
- 23 5) This Order will only be effective upon the entry of a judgment that sets forth the
24 requirements First American is obligated to satisfy to partially reconvey the DOT
25 in order to clear title to the Property. If there is no judgment setting forth the same,
this Stipulation will have no legal or equitable effect;
- 6) First American shall be dismissed from further participation in this action; and,

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TO DEFENDANT FIRST AMERICAN TITLE
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1 7) No award of fees or costs shall be entered in favor of or against First American.

2
3 // IT IS SO ORDERED //

4
5
6 Dated this 22nd day of October 2024.

7 

8 Jamal N. Whitehead
9 United States District Judge

10
11 Presented By:

12 **LAGERLOF LLP**

13 s/ Justin T. Jastrzebski

14 s/ Robert A. Bailey

15 Justin T. Jastrzebski, WSBA No. 46680

16 Robert A. Bailey, WSBA No. 28472

17 701 Fifth Ave., Suite 4200

18 Seattle, WA 98104

19 Email: jjastrzebski@lagerlof.com

20 Email: rbailey@lagerlof.com

21 Attorneys for First American Title Insurance Company

22 Stipulated to:

23 /s/ Wendy Lee (with email authorization 7/26/24)

24 Wendy Lee, WSBA No. 33809

25 8721 114th Ave. NE, Unit B

Kirkland, WA 98033

Plaintiff

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TO DEFENDANT FIRST AMERICAN TITLE
INSURANCE COMPANY -3